



Agenda Report

19-607

Agenda Date: 6/6/2019

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of Historical Preservation Agreement (Mills Act Contract) for the property at 610 Monroe Street

BACKGROUND

The subject property is a two-story Queen Anne style residence built in 1895. Property owners Gregory C. Meyer and Thuy D. Pham are requesting a Mills Act Contract for the property, and the approval of a 10-Year Rehabilitation and Maintenance Plan associated with this historical preservation agreement. A requirement of the Mills Act is that the building must be a qualified structure, listed on either a local, State or National Register. Currently, the subject property is listed on the City's Historic Resources Inventory.

An updated Historic Resources Inventory evaluation, DPR 523A form, was prepared by Bonnie Bamburg of Urban Programmers, assessing the historical significance of the property. This updated DPR form was prepared on January 17, 2019 and is attached to this report. The evaluator finds the subject house to be a distinguished example of the Queen Anne architectural style with heavy overtones of Colonial Revival design. The historic name of this property is the Winslow House, as the house was constructed for the Winslows, a wealthy family that moved from the mid-west to a farm outside San Jose and later constructed the house to live in the city.

The historic building has undergone major rehabilitation in 2018. The alterations are discussed in the updated DPR form and the evaluator notes that the structure retains sufficient integrity to qualify as a historic resource and appears to continue to be eligible for listing on the City's Historical Resource Inventory (HRI).

The property owners have submitted a statement of justification and 10-year rehabilitation and preservation plan attached to this report.

DISCUSSION

The subject house is currently listed as a historic resource on the Historical Resource Inventory, in Appendix 8.9 of the City's General Plan.

In 2018, major rehabilitation of the historical property was completed including a new concrete foundation, excavated basement, new skirting over the concrete, gutters and downspouts, interior wall surfaces replaced with dry-wall, window repair, exterior painting, and the installation of new electrical wiring and plumbing. The work completed in 2018 was reviewed and approved by the HLC on May 25, 2018 (PLN2018-13271).

The chimney was rebuilt in 1989 after the earthquake but was removed when the fireplace was

converted to natural gas. The interior also has been remodeled and the original moldings were cleaned, repainted, and replaced. The front porch is supported by six Tuscan columns and railing on one side of the stairs was installed as a safety measure. The fenestration throughout the property is varied and highly ornamental but does not impact the primary views of the historic resource. A new detached two-car garage located on the south side of the property was approved in 2018 (PLN2018-13574). The new garage does not detract from the historic resource and will be located behind a solid fence and placed 12 feet away from the side of the house. The new detached two-car garage is currently under construction (BLD2019-53469).

The updated DPR confirms that the historic building still retains the structure and design of the original house, all exterior siding, decorative shingles, columns, trims and windows. Staff concurs with the evaluator's findings that the integrity of the historic resource remains intact.

Some of the notable work to be done per the applicant's proposed 10 Year Rehabilitation and Maintenance Plan includes roof replacement, restoration of windows, floor repairment and house repainting.

Future work will need to be submitted for Secretary of the Interior's Standards Review according to the preservation contract. The proposed changes support the preservation, protection, and maintenance of an identified, locally historically significant resource. A copy of the draft contract is also attached to this report.

ENVIRONMENTAL REVIEW

The Mills Act program is exempt from the CEQA environmental review requirements per CEQA Section 15061(b)(3). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

PUBLIC CONTACT

The notice of public meeting for this item was posted at three locations within 300 feet of the project site and was mailed to property owners within 300 feet of the project site. No public comments have been received at the time of preparation of this report.

RECOMMENDATION

Based upon the analysis and findings of the historical evaluation staff recommends that the Commission forward a recommendation to the City Council for approval of the Mills Act Contract application, including the approval of a 10-Year Rehabilitation and Maintenance Plan associated with this historical preservation agreement.

Prepared by: Tiffany Vien, Assistant Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Project Data Sheet
2. Draft Mills Act Contract
3. Legal Description
4. Historic Survey (DPR Form)
5. Statement of Justification

6. 10 Year Rehabilitation Plan

7. Secretary of the Interior's Standards for Treatment of Historic Properties